

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, AUGUST 2, 2021**

I. CALL TO ORDER AND ROLL CALL

The Virtual Meeting of the Planning Commission was called to order at 7:06 PM by Community Development Manager Michelle Aniol with roll call.

Matt Kowalski – Attending remotely in the City of Dexter, Michigan

Thomas Phillips – Attending remotely in the City of Dexter, Michigan

Jim Carty – Attending remotely in the City of Dexter, Michigan

Alison Heatley – Absent

Chet Hill - Attending remotely in the City of Dexter, Michigan

Kyle Marsh - Attending remotely in the City of Dexter, Michigan

Karen Roberts - Attending remotely in the City of Dexter, Michigan

Wa-Louisa Hubbard - Attending remotely in the City of Dexter, Michigan

Dustin Wise – Attending remotely in the City of Dexter, Michigan

Student Reps: Isabella Malek – Attending remotely in the City of Dexter, Michigan

Stuart Bovich – Attending remotely in the City of Dexter, Michigan

Also present remotely: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Megan Masson-Minock, CWA; Marcus McNamara, OHM Advisors; Capt. Don Dettling, DAFD; and Carol Jones, Recording Secretary.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – July 6, 2021.

Motion Hill; support Roberts to approve the minutes of the July 6, 2021 Virtual Regular Meeting as presented.

Ayes: Carty, Phillips, Marsh, Hubbard, Wise, Hill, Roberts and Kowalski

Nays: None

Absent: Heatley

Motion carries

III. APPROVAL OF THE AGENDA

Motion Hill; support Wise to approve the agenda with the addition of New Business Item C, Election of Officers.

Ayes: Hubbard, Wise, Roberts, Marsh, Phillips, Carty, Hill, and Kowalski

Nays: None

Absent: Heatley

Motion carries

IV. PUBLIC HEARING

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

Ella Dunajsky of 3458 Broad Street and lives across the street from the Train Station, addressed the Planning Commission regarding the excessive speeding, along Broad Street and rolling stops at the one stop sign, at the intersection of Broad and Third Streets. She worries regarding the safety and walk ability of bikers and pedestrians on the Border-to-Border trail. Ms. Dunajsky is asking for a formal study of the traffic issue on Broad Street.

VI. REPORTS

A. Chairman Report – Matt Kowalski

I attended the Scio Township Master Plan Meeting along with Commissioners Marsh and Phillips.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Hill reported on the ZBA Meeting in which the approved an appeal for a breezeway on a property on Baker

Council Member Hubbard reported that City Council voted to return to in person meetings in September, at St. Andrew's Church and that Council approved the contract to hire Justin Breyer as the City Manager.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- City Council discussed the Second Street Phase 1 – Water Main and Sidewalk Project which gives the City an opportunity to use the American Recovery Act funds to do the water main replacement. Phase 2 includes road reconstruction, possible sidewalks on the east side, and other additional improvements which are in line with the Master Plan.
- I am working on a PEV (Plug-in Electric Vehicle) request from a commercial property owner.
- Council passed the Zoning Amendment to the General Code of Ordinances for Small Cell Wireless Infrastructure Regulation.
- Staff is happy on the appointment of Mr. Breyer as City Manager.
- I did get a request for a barrier free parking space in front of 150 Jeffords. This will go before the DDA in August.

VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

Cole Miller of 7654 Forest Street inquired as to the use of the name Millennium Place for the project on Grand Street when most buildings use a name that have ties with Dexter.

VIII. OLD BUSINESS

A. AP.2020.21-19 CSPA Care 2 Cure Office Building, 7390 Dexter Ann Arbor Road - Consideration of a combined preliminary and final site plan for a new commercial office building at 7390 Dexter-Ann Arbor Road. The subject site is zoned PB, Professional Business District and ARC, Dexter-Ann Arbor Road Corridor Overlay District.

Staff: Mr. Auerbach reviewed the previous decisions made by the Planning Commission on the combined site plan application as well as updated plan. Planning asked for a change in the architecture that was more compatible to the Ann Arbor Road Corridor District.

Applicant: The architect, Robert Kerr gave a slideshow presentation of the site plan and changes in the building design.

Motion Phillips; support Roberts based on the information provided by the applicant, staff, CWA, OHM, and DAFD, and reflected in the minutes of this meeting, the Planning Commission finds AP.2020-21-19 PSPR Care2Cure 7390 Dexter-Ann Arbor Road Preliminary and Final Site plan, revision dated June 4, 2021, Façade Elevations and Rendering, Sheets A2.1 and A5.1, revision dated July 14, 2021 and Sheet A8.0, revision dated July 15, 2021 meets the requirements of Article 21 of the City of Dexter Zoning Ordinance and recommends approval to city Council, subject to the following determinations and conditions:

1. Applicant has agreed to dedicate half of the ROW (33 feet to centerline) of Dexter- Ann Arbor Road;
2. Applicant shall provide a 2-foot wide public path easement to encompass the existing sidewalk along the property frontage;
3. Staff reviews, dated July 28, 2021 and June 29, 2021;
4. CWA review, dated June 22, 2021;
5. OHM review, dated June 21, 2021; and
6. DAFD review, dated June 17, 2021.

Commissioners Discussion:

On the north side of the building, will residents of Eaton Court be able to see the mechanicals on the roof, particularly in the winter when the trees are bare?
Discussion followed on the elevation of the building and the site.

I commend the architect for the design improvements.

I would like to see a new cornice on the roof.

The amount of brick façade over the windows makes the wall seem heavy. Could this area be broken up or modulated?

Motion Vote:

Ayes: Hill, Roberts, Hubbard, Marsh, Wise, Phillips, Carty and Kowalski

Nays: None

Absent: Heatley

Motion carries

IX. NEW BUSINESS

A.AP2020.21-20 Final PUD Site Plan Review Millennium Place, 7960 & 7956

Grand Street – Consideration of a final PUD site plan for a new 3-story, 23 owner occupied unit development located at 7960 and 7956 Grand Street. The subject site is zoned VR Village Residential District.

Staff:

CWA – Megan Masson-Minock - Ms. Minock reviewed the proposed plan that includes 23 residential units and the improvements in the plan such as the patios on the townhouse units. The final PUD plan is in compliance with the previous initial plan. Ms. Masson-Minock recommended Final PUD Site Plan with meeting minor conditions proposed.

DAFD – Capt. Don Dettling gave a review on the request for a third hydrant for the property unless the water system can provide the water flow to protect the development. He also stated the alley width could be reduced from 20' to 18'.

OHM – Marcus McNamara brought forward the shared service with the site and a neighbor which needs to be corrected. Need more information on handling the stormwater, parking and the alley to be addressed.

Ms. Aniol – An application for Final PUD Site Plan Review must be submitted within 12 months of receiving Preliminary PUD approval. The applicant received preliminary PUD approval on July 8, 2018. In this case, there were two significant extenuating circumstances that delayed submittal of the final PUD application. The first was the COVID 19 pandemic and the second as resolution of DAFD's requirement for a third fire apparatus access road. Planning Commission needs to consider deviations from the 12-month final PUD submittal requirement following preliminary PUD approval. The applicant has enlarged the patios attached to the front of the townhouses, facing Grand Street and is proposing decorative metal panels, fencing and gates to separate the private space from the public space. Five replacement trees will be required for the healthy 36-inch Catalpa tree being removed. Serviceberry, Redbud, Summer Sprite linden or Ivory Silk Japanese tree lilac are recommended for planting under overhead wires and an existing maple, identified for preservation as a street tree, is in very poor health due to age, weather and potentially insects/pests, and must be removed and a new street tree provided. The applicant must submit a draft PUD agreement for review and approval by City Council

Applicant: Jack Campbell of Marhofer Campbell Development Company along with Kathy Keinath and Kevin Rosenberg are asking for a Final site plan approval and PUD approval. Mr. Campbell requested that the alley width be 18 feet. Ms. Keinath discussed the parking lot trees be reconsidered, dumpster area and mountable curb, the sidewalk and entrance of 25feet which was changed from the original plan. Mr. Rosenberg discussed the need to increase the building height, the outside lighting on the building and fencing to help break it up, and asked for clarification on the location of mailboxes. Discussion followed to clarify questions asked by the applicant.

Planning Commissioners voted on the following determinations for the Millennium Place Project:

1. Motion Roberts, support Wise to grant a deviation from Section 19.05.G to allow an extension of Preliminary PUD approval warranted, based on the extenuation circumstances (i.e., the COVID -19 pandemic and clarification and resolution of DAFD's requirement for a third fire apparatus access road).

Ayes: Hill, Roberts, Hubbard, Marsh, Wise, Phillips, Carty and Kowalski

Nays: None

Absent: Heatley

Motion carries

2. Motion Wise; support Marsh to allow a building height deviation from 35' to 39'7", as a result of the requirement by DAFD for the vertical Clearance of 10'9" for the tunnel, which provides access to the rear parking lot.

Ayes: Phillips, Roberts, Wise, Carty, Hill, Hubbard, Marsh and Kowalski

Nays: None

Absent: Heatley

Motion carries

3. Motion Roberts; support Marsh that compelling evidence has not been provided to support the need for the alley to have a 20-foot-drivable width.

Ayes: Marsh, Hill, Wise, Carty, Roberts, Hubbard, Phillips and Kowalski

Nays: None

Absent: Heatley

Motion carries

4. Motion Hill; support Wise that the proposed final plan is in substantial compliance with the approved preliminary PUD plan.

Ayes: Roberts, Wise, Phillips, Carty, Marsh, Hill, Hubbard and Kowalski

Nays: None

Absent: Heatley

Motion carries

Motion Wise; support Phillips based on the information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the Planning Commission moves to postpone AP2020.21-20 PUD FSPR Millennium Place final Site Plan dated, June 16, 2021, until September 7, 2021, to allow the applicant more time to address the comments cited herein, and the following:

1. CWA review dated, July 14, 2021;
2. OHM review dated, July 26, 2021;
3. DAFD review, dated, July 22, 2021; and
4. Staff review.

Ayes: Wise and Kowalski

Nays: Carty, Phillips, Marsh, Hubbard, Hill and Roberts

Absent: Heatley

Motion fails

Motion Hill; support Roberts based on the information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the Planning Commission finds AP2020.21-20 PUD FSPR Millennium Place Final Site Plan dated June 16, 2021 meets the requirements of Article XIX and recommends approval to City Council, subject to the following conditions:

1. All conditions of Preliminary PUD Site Plan approval;
2. An extension of Preliminary PUD Approval is warranted;
3. An increase in building height to 39'7" is acceptable;
4. For the public alley, an 18-foot-wide gravel surface, from the western edge of the subject site to the concrete driveway approach to Baker Road, is drivable and meets requirements of the General Code of Ordinances;
5. Review and approval of a PUD Agreement by City Council;
6. Staff review dated, July 29, 2021;
7. CWA review dated, July 14, 2021;
8. OHM review dated, July 26, 2021;
9. Installation of a Fire Hydrant along the alley near the rear entrance or documentation that the water system can provide the needed water flow to protect the development;
10. Requirements of the DAFD review dated, July 22, 2021, but not including the following:
 - a. The alley having a minimum of a 20-foot drivable width; and
 - b. The alley being paved from Baker Road to Broad Street.
11. Applicant shall remove and replace the combined existing water and sanitary sewer lines on applicant's property and the adjacent property to the south (7954 Grand);
12. Approval of the four determinations;
13. Relocation of existing public mailbox in coordination with Post Master and City Staff; and
14. Approval of a waiver requirement of parking lot trees to allow the trees shown on the plan.

Ayes: Hubbard, Roberts, Marsh, Phillips, Carty, Hill and Kowalski

Nays: Wise

Absent: Heatley

Motion carries

B. Zoning Ordinance Update from Sub-Committee: Review of 8th Zoning Ordinance (August 2, 2021) Update Sub-Committee Meetings

Ms. Masson-Minock reported on the sub-committee's meeting on use-based districts. There is a need for a joint meeting between City Council and the Planning Commission to review the zoning ordinance changes, where we currently are, and how they can be used.

C. Election of Officers

Motion Carty; support Hill to nominate Matt Kowalski for Chairman of the Planning Commission.

Ayes: Hill, Roberts, Hubbard, Marsh, Wise, Phillips, Carty and Kowalski
Nays: None
Absent: Heatley
Motion carries

Motion Roberts; support Carty to nominate Thom Phillips for Vice-Chairman of the Planning Commission.

Ayes: Phillips, Roberts, Wise, Carty, Hill, Hubbard, Marsh and Kowalski
Nays: None
Absent: Heatley
Motion carries

Motion Carty; support Roberts to nominate Alison Heatley for Secretary of the Planning Commission.

Ayes: Hill, Wise, Carty, Roberts, Hubbard, Phillips and Kowalski
Nays: Marsh
Absent: Heatley
Motion carries

X. PROPOSED BUSINESS FOR TUESDAY, SEPTEMBER 7, 2021:

- A. Zoning Ordinance Sub-Committee – Review of 9th Meeting
- B. Amendment to Approved Final PUD Site Plan for Grandview Commons
- C. Amendment to Approved Condominium Document for Grandview Commons
- D. Text Amendment to the Zoning Ordinance for Small Cell Wireless Facilities
Subject to Zoning Review and Approval

XI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XII. ADJOURNMENT

Motion Wise; support Roberts to adjourn at 9:52 PM.

Unanimous voice vote approval with Commissioner Heatley absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: September 7, 2021